



Application #: 202021-0034
 Fees Paid: _____
 Check #: 185
 Receipt #: 104

RECEIVED

**ZONING BOARD OF ADJUSTMENT
 VARIANCE APPLICATION**

JUN 24 2021

Name of Applicant: Donna Kirouac Planning/Zoning
City of Laconia
 Mailing Address: 731 Valley St., Manchester, NH 03103
 Owner (If same as applicant, write "same"): Kirouac Shirley A Rev. Trust
 Mailing Address: 100 Mapleton Rd., Manchester, NH 03103
 Tax Map/ Lot # (s): 145-145-56 Zoning District (s): CR
 Street Address: 6 Maple St., Weirs Beach, NH

OWNER AUTHORIZATIONS & STATEMENTS OF ASSURANCE:

I hereby make application to the City of Laconia for the above-referenced property (ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Zoning Board and/or city employees are authorized to enter the property (ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Zoning Board.

Sign as appropriate (If agent or non-person please attach certification)
 NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

AGENT(S)

Kirouac Shirley A Rev Trust
 Printed Name Here

 Printed Name Here

Donna A. Kirouac, Trustee
 Signature of Property Owner(s)

 Signature of Agent(s)

6/24/21
 Date

 Date

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

REQUIRED ATTACHMENTS:

- Abutters List (from <https://www.axisgis.com/LaconiaNH/>)
- Envelopes and Certified Mail Receipts (Filled out for all abutters)
- Plot Plan (Showing dimensions of proposed building, setback requirements, and encroachments into any setbacks.)

DUE AT SUBMISSION:

10 COPIES OF ENTIRE ZONING BOARD APPLICATION WITH REQUIRED ATTACHMENTS

A variance is requested from article VI section 235-33 of the Zoning Ordinance to permit Maximum
Residential Density (4-5 units)

Facts in support of granting the Variance:

1. Granting the variance would not be contrary to the public interest because:

* There is no impact to the general public.

2. If the variance were granted, the spirit of the ordinance would be observed because:

* There is in actual change to the property. Would update from 4 to 5 units for city records, no actual change to property.

3. Granting the variance would do substantial justice because:

* Same as noted above.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

* There is no impact to the surrounding properties. No new change being made. Property has not been changed/updated in over 30 years.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

* No updates to the property/units has been made in over 30 years. I believe the unit being considered as # 5 was at one time a hair salon and is now a 1 bedroom studio, as it has been for over 30 years. Use has not changed since my parents

ii. The proposed use is a reasonable one because: purchased in the 1980's.

It is not an actual new change. Property usage has been the same for over 30 years.

-or-

b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

6 MAPLE ST

Location 6 MAPLE ST

→ Mblu 145/ 145/ 56/ 1

Acct# 2266

Owner KIROUAC SHIRLEY A REV TRUST

Assessment \$227,900

3196

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$169,000 | \$58,900 | \$227,900 |

Owner of Record

Owner KIROUAC SHIRLEY A REV TRUST
 Co-Owner KIROUAV DONNA TRUSTEE
 Address 100 MAPLETON RD
 MANCHESTER, NH 03103

Sale Price \$0
 Certificate
 Book & Page ESTATE/316-2020ET00160
 Sale Date 02/11/2021
 Instrument 81

Ownership History

| Ownership History | | | | | |
|------------------------------|------------|-------------|------------------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| KIROUAC SHIRLEY A REV TRUST | \$0 | | ESTATE/316-2020ET00160 | 81 | 02/11/2021 |
| KIROUAC BERTRAND A/SHIRLEY A | \$0 | | 0916/0789 | | 09/19/1985 |
| GAUVIN CECILE M | \$0 | | 0913/0527 | | 08/15/1985 |

Building Information

Building 1 : Section 1

Year Built: 1847
 Living Area: 2,638

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style: | 4-8 Unit |
| Model | Residential |
| Grade: | Average |
| Stories: | 2 Stories |

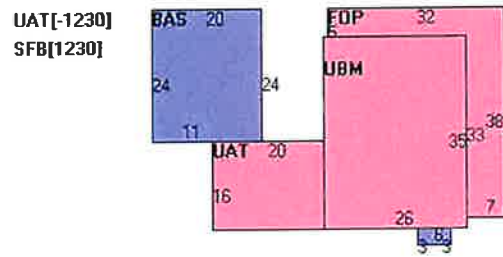
| | |
|--------------------|----------------|
| Occupancy | 4 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | Clapboard |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F GlS/Cmp |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | Drywall/Sheet |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | Carpet |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 4 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 8 Rooms |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Num Kitchens | 04 |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/\A00\01\24\66.jpg>)

Building Layout



(http://images.vgsi.com/photos/LaconiaNHPhotos//Sketches/3196_3684.jp)

| Building Sub-Areas (sq ft) | | | Legend | |
|----------------------------|-----------------------|------------|-------------|--|
| Code | Description | Gross Area | Living Area | |
| BAS | First Floor | 1,728 | 1,728 | |
| FUS | Upper Story, Finished | 910 | 910 | |
| FOP | Porch, Open, Finished | 391 | 0 | |
| SFB | Base, Semi-Finished | 1,230 | 0 | |
| UAT | Attic, Unfinished | 0 | 0 | |
| UBM | Basement, Unfinished | 910 | 0 | |
| | | 5,169 | 2,638 | |

Extra Features

| Extra Features | | | Legend | |
|----------------|-------------|------------|--------|--|
| Code | Description | Size | Bldg # | |
| FPL | FIREPLACE | 1.00 UNITS | 1 | |

Land

Land Use

Land Line Valuation

Use Code 1110
Description APT 4-8 UNIT
Zone CR
Neighborhood COMM GOOD
 No

Size (Acres) 0.15
Frontage 0
Depth 0
Assessed Value \$58,900

Category

Outbuildings

| Outbuildings | | | | | Legend |
|--------------|-------------|----------|-----------------|------------|--------|
| Code | Description | Sub Code | Sub Description | Size | Bldg # |
| SHD1 | SHED FRAME | | | 72.00 S.F. | 1 |

Valuation History

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$169,000 | \$58,900 | \$227,900 |
| 2019 | \$150,600 | \$57,000 | \$207,600 |
| 2018 | \$148,300 | \$57,000 | \$205,300 |



Laconia, NH

1 inch = 20 Feet

June 24, 2021

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



50 foot Abutters List Report

Laconia, NH
June 11, 2021

Subject Property:

Parcel Number: 145-145-56
CAMA Number: 145-145-56
Property Address: 6 MAPLE ST

Mailing Address: KIROUAC SHIRLEY A REV TRUST
100 MAPLETON RD
MANCHESTER, NH 03103

Abutters:

Parcel Number: 145-145-5
CAMA Number: 145-145-5
Property Address: 12 MAPLE ST

Mailing Address: CAREY CHARLES SCOTT & DIANE M
12 MAPLE ST
LACONIA, NH 03246

Parcel Number: 145-217-42
CAMA Number: 145-217-42
Property Address: 35 TOWER ST

Mailing Address: TRINITY METHODIST CHURCH
PO BOX 5268
LACONIA, NH 03247-5268

Parcel Number: 145-217-45
CAMA Number: 145-217-45
Property Address: 28 TOWER ST

Mailing Address: BRAMES INC % SIDNEY E AMES
PO BOX 5308
LACONIA, NH 03247

Parcel Number: 145-217-46
CAMA Number: 145-217-46
Property Address: 58 TOWER ST

Mailing Address: LAKEVIEW COTTAGES LLC
180 CENTRAL ST
SAUGUS, MA 01906

Parcel Number: 145-217-55
CAMA Number: 145-217-55
Property Address: TOWER ST

Mailing Address: DRISCOLL FAMILY REV TRUST OF 2004
DRISCOLL JOSEPH H III & DYAN S
TRUSTEES
PO BOX 5486
WEIRS BEACH, NH 03247



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